



**US Army Corps  
of Engineers**

Vicksburg District  
4155 Clay Street  
Vicksburg, MS 39183-3435  
[www.mvk.usace.army.mil](http://www.mvk.usace.army.mil)



# Public Notice

APPLICATION NO.:	MVK-2019-953
EVALUATOR:	Mr. Jared Everitt
PHONE NO.:	(601) 631-7104
E-MAIL:	<a href="mailto:Jared.H.Everitt@usace.army.mil">Jared.H.Everitt@usace.army.mil</a>
DATE:	April 20, 2023
EXPIRATION DATE:	May 10, 2023

Interested parties are hereby notified that the U.S. Army Corps of Engineers, Vicksburg District is considering an application for a Department of the Army Permit for the work described herein. Comments should be forwarded to the Vicksburg District, Attention: CEMVK-RD, 4155 East Clay Street, Vicksburg Mississippi 39183-3435, and must reach this office by the cited expiration date.

The Clean Water Act (CWA) Section 401 Certification Rule (Certification Rule, 40 CFR 121), effective September 11, 2020, requires certification for any license or permit that authorizes an activity that may result in a discharge. The scope of a CWA Section 401 certification is limited to assuring that a discharge from a Federally licensed or permitted activity will comply with water quality requirements. The applicant is responsible for requesting certification and providing required information to the certifying agency. As of the date of this public notice, the applicant has not submitted a certification request to the Mississippi Department of Environmental Quality (certifying authority). In accordance with Certification Rule part 121.6, once the applicant submits a certification request the Corps of Engineers will notify the certifying agency of the reasonable period of time for them to act upon the certification.

**Law Requiring a Permit:** Section 404 of the Clean Water Act (33 U.S.C. 1344), which applies to discharges of dredged and/or fill material into waters of the United States.

**Name of Applicant:**  
Mr. Joe Azar, Executive Director  
Panola Partnership  
150A Public Square  
Batesville, Mississippi 38606

**Name of Agent:**  
Mr. Clay Cromwell  
Headwaters, Incorporated  
Post Office Box 2836  
Ridgeland, Mississippi 39157

**Location of Work:** The proposed project site is located in Sections 25 and 26, T8S-R7W, Latitude 34.357814, Longitude -89.902885, within the Lower Mississippi Drainage Basin (8-digit USGS HUC 08030201), Panola County, Mississippi.

**Description of Work:** (See enclosed maps and drawings.)

The following descriptions of the proposed project and associated impacts are based upon information provided by the applicant.

The applicant is applying for a Department of the Army permit to conduct regulated activities in waters of the U.S. for the purpose of expanding their existing industrial development, also known as the Airport Industrial Park, within the City of Batesville, Panola County, Mississippi.

Panola Partnership is proposing to expand the Airport Industrial Park, within the city limits of Batesville, Panola County, Mississippi. The proposed project is intended to provide additional industrial warehousing and facility space for the City of Batesville and the Panola County community. In recent years, the area has seen an increase in demand for industrial facilities that can provide needed warehouse space for various commodities. The project site consists of approximately 206.89 acres and has an existing access road to the site and to several industrial facilities along the access road from Highway 35.

The Panola Partnership Airport Industrial Park expansion site would include the construction of two new warehouse centers, two logistic centers, two earthen building pads (100,000 square foot each), one third mile long bituminous asphalt roadway, two thirds mile long asphalt and granular access roads, associated parking lots, truck courts, and two new water lines (six and ten-inch water mains). The proposed road system would start at the end of the existing access road and continue north to a splitting point. At the split, the access road would make a large oval to develop a closed loop system. All proposed facilities would branch off the existing access road or the proposed access road expansion.

Other phases of construction would include installation of stormwater drainage and associated utilities. A detention basin would be constructed along the west side of the main access road to service the proposed development. The stormwater management plan would be designed in accordance with the City of Batesville's stormwater management requirements and the Mississippi Department of Environmental Quality's (MDEQ) specific design criteria.

The following is a breakdown of the identified aquatic habitats found within the project site:

- Forested wetlands 7.77 acres
- Emergent wetlands 0.03 acres

- Artificial Pond .031 acres
- Intermittent Stream 5,404.18 linear feet
- Ephemeral stream 5,606.92 linear feet
- Manmade Ditch 2,394.88 linear feet

Approximately 3.80 acres of forested wetlands would be impacted through the proposed development of the subject property. Approximately 25,000 cubic yards of silty clay material would be placed in the jurisdictional areas.

The Applicant proposes to purchase the required compensatory mitigation credits from a USACE Vicksburg District approved mitigation bank.

The majority of the proposed expansion site is currently in agricultural production except for the wetlands and streams. Primary hydrology indicators observed within the forested wetlands include water marks and sediment deposits. Additionally, surface soil cracks were observed as a secondary indicator. The forested wetland vegetation within the project area consists of smartweed (*Polygonum* spp.), buttonbush (*Cephalanthus occidentalis*), red maple (*Acer rubrum*), box elder (*Acer negundo*), black willow (*Salix nigra*), wool grass (*Scirpus cyperinus*), barnyard grass (*Echinochloa crus-galli*), sedge (*Carex* spp.), foxtail (*Setaria* spp.), trumpet creeper (*Campsis radicans*), panic grass (*Panicum* spp.), and silver maple (*Acer saccharinum*). Soil within the project area consists of Calloway silt loam, Collins silt loam, Falaya silt loam, Grenada silt loam, Henry silt loam, and Memphis silt loam.

Upon reviewing this notice, you should write to this office to provide your opinion of the impacts this work will have on the natural and human environment and address any mitigation you believe is necessary to offset these impacts. Other comments are welcome, but the above information will further our review of the applicant's plan as proposed. Comments of a general nature are not as helpful as those specific to the impacts of the subject project.

**State Water Quality Permit:** The State Pollution Control Agency must certify that the described work will comply with the State's water quality standards and effluent limitations before a Corps permit is issued.

**Cultural Resources:** The Regulatory Archaeologist has reviewed the latest published version of the National Register of Historic Places, lists of properties determined eligible, and other sources of information. The following is current knowledge of the presence or absence of historic properties and the effects of the proposed undertaking upon these properties: The permit area is likely to yield resources eligible for inclusion in the National Register of historic places. An investigation for the presence of potentially eligible historic properties is justified. Copies of this public notice have been sent to the State Historic Preservation Officer, Federally Recognized Tribes, and other interested parties

for comment on potential effects to historic properties that could result from the proposed activity.

**Endangered Species:** Threatened and Endangered Species for this area include the Wood stork and Northern long-eared bat. Utilizing the Standard Local Operating Procedure for Endangered Species (SLOPES) as signed on June 28, 2017, between the U.S. Army Corps of Engineers, Vicksburg District and the U.S. Fish and Wildlife Service and the Service's IPAC system, the Corps has determined that the proposed activity would have no effect on the Wood stork and may affect but not likely to adversely affect the Northern long-eared bat.

**Floodplain:** In accordance with 44 CFR Part 60 (Floodplain Management and Use), participating communities are required to review all proposed development to determine if a floodplain development permit is required. Floodplain administrators should review the proposed development described in this public notice and apprise this office of any flood plain development permit requirements. The vast majority of project is not located within the 100-year floodplain. A small portion of the site in the Northwest corner does appear to be within the 100-year flood plain but no development is being proposed for this area.

**Evaluation Factors:** The decision whether or not to issue a permit will be based upon an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which may be expected to accrue from the proposal must be balanced against its expected adverse effects. All factors which may be relevant to the proposal will be considered; among these are conservation, economics, aesthetics, general environmental concerns, historic values, fish and wildlife values, flood damage prevention, land use classification, navigation, recreation, water supply, water quality, energy needs, safety, food requirements and, in general, the needs and welfare of the people. Evaluation of the proposed activity will include application of the guidelines published by the Environmental Protection Agency under authority of Section 404(b) of the Clean Water Act.

**Public Involvement:** The purpose of this notice is to solicit comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties. These comments will be used to evaluate the impacts of this project. All comments will be considered and used to help determine whether to issue the permit, deny the permit, or issue the permit with conditions, and to help us determine the amount and type of mitigation necessary. This information will be used in our Environmental Assessment or Impact Statement. Comments are also used to determine the need for a public hearing.



**Opportunity for a Public Hearing:** Any person may make a written request for a public hearing to consider this permit application. This request must be

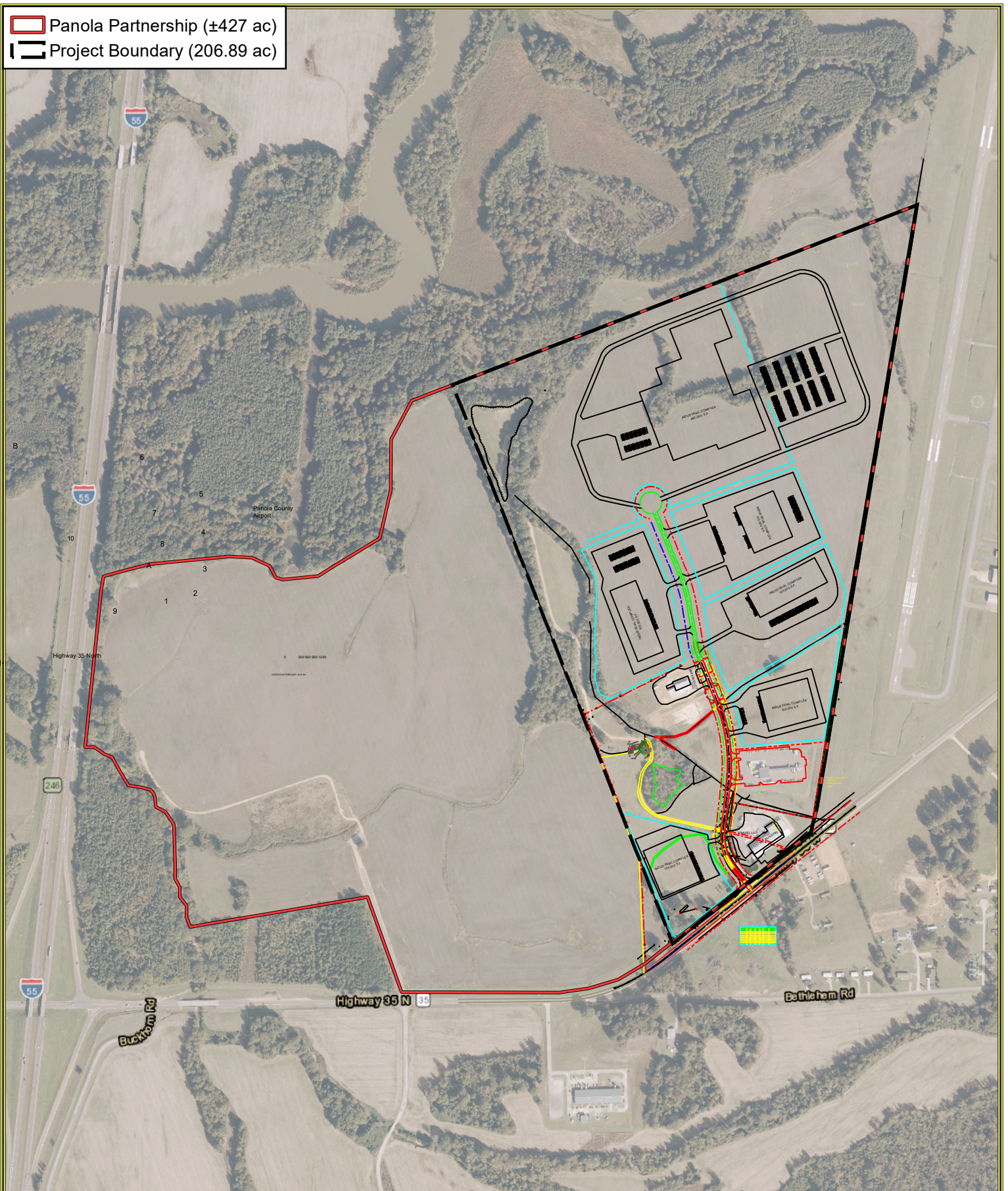
submitted by the public notice expiration date and must clearly state why a hearing is necessary. Failure of any agency or individual to comment on this notice will be interpreted to mean that there is no objection to the proposed work. Please bring this announcement to the attention of anyone you know who might be interested in this matter.

**Notification of Final Permit Actions:** Each month, the final permit actions from the preceding month are published on the Vicksburg District Regulatory web page. To access this information, you may follow the link from the Regulatory web page, <http://www.mvk.usace.army.mil/Missions/Regulatory.aspx>.

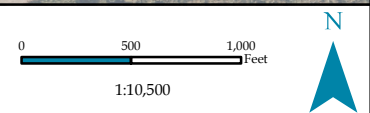
Bryan Williamson  
Chief, Mississippi Branch  
Regulatory Division



 Panola Partnership (±427 ac)  
 Project Boundary (206.89 ac)



**Panola Partnership  
 Airport Industrial Park**  
 Sec. 25 & 26 - T 8S - R 7W  
 Panola County, Mississippi  
[Site Plan Map](#)



NAD 1983 StatePlane Mississippi West FIPS 2302 Feet

USDA NAIP 2021 Imagery Basemap

Date Created: 3/6/2023

Created by: JDL



- Panola Partnership (±427 ac)
- Project Boundary (206.89 ac)
- Intermittent Stream (5,404.18 lf)
- Ephemeral Stream (5,606.92 lf)
- Manmade Ditch (2,394.88 lf)
- Avoided Forested Wetlands (3.97 ac)
- Impacted Forested Wetlands (3.80 ac)
- Avoided Emergent Wetlands (0.03 ac)
- Avoided Artificial Pond (0.31 ac)

